



DEVELOPMENT SERVICES

CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER
6101 FRISCO SQUARE BLVD - 3RD FLOOR
FRISCO, TEXAS 75034
TEL 972.292.5300 · FAX 972.292.5388
WWW.FRISCOTEXAS.GOV

November 25, 2009

TO: Applicant

FROM:  Scott L. Ingalls, AICP
Development Coordinator

SUBJECT: Results of the Planning & Zoning Commission, November 24, 2009

Public Hearing: Frisco Crossing (Z07-0025)
Owner(s): PCCP Alberta Frisco Texas, LLC

Description:

A request to rezone 120.9± acres on the southeast corner of US Hwy. 380 and the Dallas North Tollway from Highway and Industrial to Planned Development-Highway and Mixed-Use. Neighborhood #53. MW

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

ACTION:

The Planning & Zoning Commission approved the item as Planned Development-Highway/Mixed-Use subject to the following conditions regarding the TIA and development standards outlined in Exhibit C:

- 1) The applicant finalizing the current TIA pursuant to Staff's comments.
- 2) The applicant updating the TIA to address the near term needs of US 380 and Dallas Parkway at the time they submit one or more site plans in preparation to begin construction. Such a future TIA would take into account more accurate traffic projections on the roadways, more accurate estimates of site trips generated by the development and more accurate knowledge of TxDOT reconstruction plans.

**EXHIBIT C FOR Z07-0025
120.9 ACRES (GROSS)
PLANNED DEVELOPMENT STANDARDS**

TRACT 1, HIGHWAY (95.7 GROSS ACRES)

Tract 1 shall be developed in accordance with the Highway District as outlined in the City of Frisco Zoning Ordinance No. 00-11-01, as it exists or may be amended, unless identified below.

1) Uses Differing from Highway District Requirements:

A. Additional Prohibited Uses:

Automobile Paid Parking Lot/Garage
Automobile Repair, Major
Automobile Sales/Leasing, New
Automobile Sales, Used
Car Wash
Flea Market, Inside
Motel
Motorcycle Sales/Service
Nursery, Major
Office/Showroom
Office/Warehouse/Distribution Center
Residence Hotel

B. Uses Requiring a Special Use Permit

Bus Terminal
Transit Center

- 2) Building Orientation - Buildings shall be oriented towards Parvin Branch, a major creek. Backing buildings to the creek shall be allowed only for the area located within 700 feet of the railroad along the eastern edge of the property, and only on the north side of Parvin Branch. The 700 feet is measured perpendicular to the railroad as shown on Exhibit "A". Building placement shall be determined upon review and approval of the Regulating Plan.

TRACT 2, MIXED-USE (25.2 GROSS ACRES)

Tract 2 shall be developed in accordance with the following:

1. For property located within 300-feet of the Dallas North Tollway right-of-way, uses shall be allowed per the Office-2 and Retail Districts.
2. For property located beyond 300-feet of the Dallas North Tollway right-of-way, vertical mixed-use development (primarily residential over retail and/or office uses). Uses and locations shall be determined upon review and approval of the Regulating Plan.

GENERAL REQUIREMENTS

1. The Form Based Code Manual development standards shall apply.

2. A minimum of three span crossings of Parvin Branch shall be provided to establish connections between the two tracts. Two of those crossings shall accommodate vehicles and pedestrians, while one of the crossings shall be for pedestrians only. All three bridges shall be constructed with a clay-fired brick or natural stone veneer, or other similar material approved by the Director of Development Services. Construction of the bridges shall coincide with the Parvin Branch restoration and shall conform to the locations designated in the Corp of Engineers 404 Permit.
3. Planning & Zoning Commission approval of a Regulating Plan is required prior to any approval of a preliminary site plan or final site plan. The regulating plan shall provide a complete site layout for the Tract(s) being developed (Tract 1 and/or Tract 2) and detail how Parvin Branch will be treated as an amenity for the overall development.
4. The property owner shall provide a detailed tree survey and mitigation plan to the City for review and approval prior to approval of the Regulating Plan.

PARVIN BRANCH RESTORATION

1. The area shall be protected in perpetuity under the provisions of the mitigation plan as the type of aquatic resource specified (wetland or stream) in the plan which was approved as part of Corp Permit No. SWF-2007-00295.
2. The area shall not be disturbed, except by those activities that would not adversely affect the intended extent, condition, and function of the mitigation area or those activities specifically provided for in the USACE-approved mitigation plan or in the special conditions of the Department of Army authorization. Prior to any modification of the mitigation area, the City and developer shall coordinate a meeting between Federal, State, and any other applicable entities to assess potential impacts on the mitigation area.

MW/kj

cc:

Mack Borchardt
Mike Crain
Jeff Maxwell
Michelle Ortega

Steve Covington
Umberto Allori
Michele Wood

Phillip Climer
Jim Cottone
Diana Torres

Victor Insko
Carey Frazier
Poly Birika